

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25981

Property Information

property address: 603 SULPHUR SPRINGS

legal description: DOERGE, BLOCK 3, LOT 11, PT OF 12

owner name/address: BROADMOOR INTERESTS LLC

1215 E VILLA MARIA RD

BRYAN, TX 77802-2520

full business name: South West Printing

land use category: Commercial-retail

type of business: printing

current zoning: C2

occupancy status: occupied

lot area (square feet): 14,000

frontage along Texas Avenue (feet): n/a

lot depth (feet): 200.22

sq. footage of building: 2,704

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width: 70.76

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): metal

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) too close to road

approximate construction date: 1952

accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: 0

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 6

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: fair

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

property has two lots R25980 + R25981
non-conforming property

